

**District VI Advisory Board
Minutes**
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**Monday
September 16, 2009
6:30 p.m.**

**Evergreen Recreation Center
2700 N. Woodland
Lounge/Clubroom**

The District VI Advisory Board meeting was held at 6:30 p.m. at the Evergreen Recreation Center Lounge Clubroom 2700 N. Woodland. District VI councilwoman led the meeting with five (5) District Advisory Board members in attendance, seven (7) city staff and ten (10) members of the public who signed in.

Members Present

Marsha Carr
Charlie Claycomb
Bob Aldrich
Scott Dunakey
John VanWalleghen

Members Absent

Jaya Escobar
Pat Randleas
Carol Skaff

Staff Present

Terri Dozal, Neighborhood Assistant
Officer Jerrell, Patrol North
Officer Birdwell, Patrol West
Officer Winder, Patrol West
Officer Schwiethale, Patrol South
Bill Longnecker, Planning
Capt. Newby, Fire

Guests

Listed at end

Swearing-In of DAB Members

Karen Sublett, City Clerk swore in members prior to the meeting.

Council Member Janet Miller called the meeting to order at 6:33 p.m. welcoming everyone. **Miller** explained about the swearing in of the new DAB members. She stated there were three remaining seats to fill and introduced **Scott Dunakey** to the board. **Dunakey** has Planning and Zoning experience along with being a Benjamin Hills resident and a former City employee who was looking for a way to help out in the community. **Miller** then asked members to introduce themselves and state their representation on the board.

Approval of Minutes

Approval of minutes for July 6th was approved as submitted (**Claycomb/Aldrich 5-0**) and the minutes for July 15th were approved with an additional note added (**Aldrich/Claycomb 5-0**).

Approval of Agenda

The agenda was approved as submitted.

Public Agenda

1. **Scheduled items:** None at this time
2. **Off-agenda items:** *Bruce Simkins*, 501 W. 42nd St. N. in the Earhart neighborhood wanted to make note of an August 15th email to City Manager Layton about issues his neighborhood was having pertaining to the sanitary

sewer project associated to Earhart Elementary school. *Simkins* said to date he had received no response from the manager and felt this was not acceptable. **Miller** said she was meeting with the manager and staff about the neighborhood issues.

*******Action:** Provide comments/take appropriate action.

Staff Presentations

3. Community Police Report

Patrol North: *Officer Jerrell 41* Beat apologized for not having been to DAB for several months as he was taking care of his ill mother who recently passed away. *Jerrell* stated there had been some burglaries in the last few months and officers are tracking suspects. If you see suspicious characters please Call 911. *Jerrell* reported that *Officer Sharp* had been having problems with a club in the 3100 block of N. Broadway. The club was closed but now wants to re-open. There has been a feud between two known gangs. If you see groups of individuals going down the street together call 911. At North High there have been fights in the halls and the principal was beat up. We are told there is to be a Parade this Saturday from 21st & Amidon at 3:45. 21st St. will be closed.

Patrol South: *Officer Schwiethale*, Old Town stated the Crime trends have run in the hot spot areas with seven robberies which were non related. They have been in banks, personal and the Skate Park. Officers are reviewing this. Also the sound issues continue with the bands playing loud outdoors. With the cold weather coming we hope to see this slowdown. **Aldrich** congratulated *Schwiethale* on his marriage

Patrol West: *Officer Winder 14* Beat reported an increase in burglaries between seven to nine a month. Officers are working special assignments on this. Citizens see the burglaries but don't call 911, they send me emails. One resident thought the people were moving out. They reported it later. I encourage you to call 911 as the burglars would have been caught if the residents called when it was happening. You are our best eyes and ears as you know what is out of the norm in your area. Other crimes (residential burglary) have decreased by 7%.

Patrol West: *Officer Birdwell 11* beat stated that all categories are below average since last year. We had the homicide near 13th & West St. and the suspect caught is waiting trial. We do appreciate the suspicious character calls. So please call 911 if you have a concern. We have had issues with the Camelot juvenile facility with lots of fighting. Officers went there and spoke to administration about giving presentations with the viewpoint from Law Enforcement and their future. We will continue to do this. **Aldrich** asked about the drive-bys at 5200 W. 9th St. *Birdwell* said that was in 15 Beat and would do follow-up.

*******Action:** Receive and file

4. Fire Department Report

Captain Newby Station 1 reported there had been a regular fire training class with over 127 firefighters participating from smaller surrounding locations. In August we celebrated the Fire Department birthday and had cake in all the stations. Officers collected over \$60,000 during three days for the MDA. Fire complaints have decreased but there has been an increase in arson fires due to the economy. We are working on ADA projects for restroom compliance. Oct. 4-20 is Fire Prevention Safety and we will be offering the free smoke alarms with the 10 yr. battery for seniors. Oct. 11th is when we honor our Fallen Fire Fighters.

*******Action:** Receive and file

New Business

Planning

5. PUD2009-00003 226 E. 21ST

The District VI Advisory Board (DAB) considered a City zone change from GC General Commercial to PUD-creation of the Normar International Market Planned Unit Development; generally located west of Broadway, north and south of 21st Street North.

The members were provided the MAPD staff report for review prior to the meeting. *Bill Longnecker*, Planner presented the case background, reviewed the staff recommendation, MAPC recommendation and answered questions of members and the public.

The Board asked the following questions/comments: *Responses in Italics*

- What is the length of setback? *Established with the PUD as indicated.*
- Will there be adequate parking? *Yes, we believe so.*

One member of the public asked if there had been input from the Twin Lakes business/apartment area. *Longnecker* responded there had been specific area notification signs on the property and if Twin Lakes is interested the could come and talk to us. **Miller** responded there had been significant coverage in newspapers, flyers, Hispanic radio and through the neighborhood and business association.

******Action:** The District VI Advisory Board members made a motion to recommend to City Council Approval (4-0 VanWalleghen/Carr -1 abstains Dunakey) of the PUD-creation based on staff recommendations.

6. ZON2009-00026 1031 W.53rd ST N

The District VI Advisory Board (DAB) considered a City zone change from SF-5 Single-Family Residential to LC Limited Commercial; generally located east of Seneca Street on the south side of 53rd Street North.

The members were provided the MAPD staff report for review prior to the meeting. *Bill Longnecker*, Planner presented the case background, reviewed the staff recommendation, MAPC recommendation and answered questions of members and the public.

The Board asked the following questions/comments: *Responses in Italics*

- What is the setback for the larger building? *This is out of compliance but would be grandfathered in.*
- What type of business plans to be in this location? *Possible Auto repair.*
- What type of solid screening? Does it have to be cedar, there are better options.
- Would Multi-family housing be allowed? *Yes, but structures would be limited to one story at 35ft.*

One member of the public asked if this would prohibit a dog kennel from being considered. *Longnecker responded it depends on the size of the lot and this is not a large lot.*

*******Action:** The District VI Advisory Board members made a motion to recommend to City Council Approval (5-0 Aldrich/VanWalleghen) of the zone change request based on staff recommendations and to include in PO item #F to read as solid screening fence.

7. CON2009-00024 720 E. 10th Street N

The District VI Advisory Board (DAB) considered City conditional Use for wrecking and salvage in LI Limited industrial zoning, generally located north of 10th Street North and west of Meade

The members were provided the MAPD staff report for review prior to the meeting. *Bill Longnecker*, Planner presented the case background, reviewed the staff recommendation and answered questions of members and the public.

The Board asked the following questions/comments: *Responses in Italics*

- This applicant has had other businesses shut down, isn't this a concern? Ordinances have been disregarded before. *I can't confirm about the other properties as this was not looked at.*
- What can we do to make them stay within the regulations? **Miller** asked if past, present or current business operations are considered when looking at zoning. *The appropriateness of the property is what is reviewed. We need to ask legal this question.*

Russ Ewey, agent for the applicant said they would take materials from another site to bale/store until they are hauled-off. We are going through the process to have a tight hold on the previous owner. The site mentioned is being cleaned up and this client has to obtain local/state permits in order to operate.

- If they are approved how will this be reviewed for any concerns? *The OCI/ES departments should monitor.*
- What about environmental concerns, who will be monitoring?
- Is there sanitary sewer in the area? *Yes.*
- What does OCI/LAW consider as an appliance? *Can't give you that definition as I don't know.*
- What type of fencing is to be used? Can the definition of solid screen be included in the staff report?

Ewey asked if we wanted to modify the screening conditions on this case. **Miller** responded we are asking for an exception to the solid screen requirement. Chain link nylon is it considered solid? No. **Miller** asked how do we know what states solid screening could solid blocks be considered fencing.

- We need concrete basins with run-off tanks.

Yogesh Parric, 700 E. 10th asked who would monitor the business and enforcement if needed. He has a concern for rodents, heavy vibration from nailing and what type of fence would be used. *Longnecker* responded this business had to also follow State compliance.

Another member of the public asked if this case was approved, to please make sure the conditions are followed as they are trying to clean-up the neighborhood and have a vested interest.

******Action** The District VI Advisory Board members made a motion to recommend to City Council Approval (5-0 Aldrich/Dunakey) of the conditional use request based on staff recommendations with stipulation of solid screen fence be included per zoning code.

8. DER2009-00004

The District VI Advisory Board (DAB) considered an amendment to the *Wichita-Sedgwick County Unified Zoning Code* to establish a new use type, Motor Vehicle Impound Lot, and to delineate in which districts the use is allowed and under what conditions.

The members were provided the MAPD staff report for review prior to the meeting. *Bill Longnecker*, Planner presented the case background, reviewed the staff recommendation, MAPC recommendation and answered questions of members and the public.

The Board asked the following questions/comments: *Responses in Italics.*

- Pleased to see all the DAB's viewed this the same.
- This means the Impound lot will have to go thru the whole process to be approved, correct. *Yes you could add additional provisions if needed.*
- What is AFB district? *Air Force Base.*

******Action:** The District VI Advisory Board members made a motion to recommend to City Council Approval (5-0 Claycomb/Carr) of the amendment to the *Wichita-Sedgwick County Unified Zoning Code* to establish a new

use type, Motor Vehicle Impound Lot, and to delineate in which districts the use is allowed and under what conditions.

Board Agenda

9. Problem Properties

Southwest corner of 2nd & St. Francis: 2 ft. high weeds just north of Coleman.

250 N. St. Francis: Neglected building under Title 30. Are they proceeding on OCI Vacant Building plan?

Mosley/11th NE Corner: Graffiti on a truck

11th/River Blvd: Graffiti on the NE embankment

Parking lot Evergreen trash dumpster: Graffiti

***** **Action:** Receive and propose appropriate action.

10. Neighborhood Reports

Aldrich requested looking at moving the DAB meetings to other locations – revolving. **Miller** responded we would look at this.

***** **Action:** Receive and file.

Updates from the Councilmember

Announcements

- Next DAB meeting will be on Monday, October 5, 2009

ADJOURN

Guests

Norman Hardin	6434 N. Hillside 67219
Bruce Simkins	501 W. 42 nd St. N. 67204
Kathy Dittmer	823 Litchfield St
Tom Carr	1027 W. River Blvd. 67203
Yogesh Parikh	700 E. 10 th St. N. Wichita, KS. 67214 yogesh@brijsystems. Com
Jeff Best	Law Kingdon Arch.
Greg Boyajian	3325 W. 7 th City
Leslie Hicks	2230 Cardinal Dr
Russ Burns	315 Ellis, Wichita, KS

Respectfully Submitted,

Terri Dozal, Neighborhood Assistant